



## Glan Y Coed Lodge

Dwygyfylchi LL34 6UE

£450,000

A stunning, beautifully presented detached former lodge together with attractive garden and building plot with consent for detached 3 bed family home.

Viewing Highly Recommended.

Also Planning Permission for A Three Bed Detached Home. Offers Over £450,000

A renovated, re-modelled and refurbished detached 2 bedroom former lodge offering spacious light and airy accommodation in a convenient edge of village setting, enjoying hillside views.

In addition to the house the property includes a building plot with planning consent for erection of a 3 bedroom home with separate entrance.

The current house includes a rear timber & corrugated outrigger which is ideal for storage or over-spill accommodation. Superb modern open plan kitchen diner with bi-folding door onto rear sun terrace, modern bathroom, central heating & double glazing, landscaped walled garden, garage & parking area for several vehicles.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>



## Location

Dwygyfylchi is a picturesque village located at the bottom of the Sychnant Pass, on the edge of the Snowdonia National Park. Close to the village of Penmaenmawr with its local shops, amenities and local Junior School. Within a mile of the A55 expressway and 3 miles of the walled medieval town of Conwy.

The Accommodation Affords  
(approximate measurements only):

Attractive Oak Covered Entrance:  
Original timber and leaded glazed door leading to:

Reception Hall:  
Double panelled radiator, access to roof space;  
timber effect flooring; oak doors leading off.

Oak and glazed door leading to:

Lounge:  
18'9" x 11'6" (5.74m x 3.53m)  
uPVC double glazed windows overlooking front,  
side and rear enjoying mountain views; TV point;  
attractive high level domed ceiling with coving;  
multi-fuel stove on raised slate hearth;  
spotlighting; Karndean timber effect flooring.

Large Dining Kitchen:  
21'0" x 11'10" (6.41m x 3.62m)



### Kitchen:

Fitted range of modern handle-less base and wall units with complementary worktop; inset wine cooler; integrated dishwasher; single drainer sink with mixer tap; bank of tall cupboards with integrated double oven and grill; integrated microwave; space for American fridge; peninsular base units subdividing from dining room, incorporating five-ring gas hob with stainless steel and glazed canopy extractor above, draw unit below; tall pull-out larder unit; uPVC double glazed window overlooking rear; concealed lighting.

### Dining Area:

Wall mounted TV point; Karndean flooring; bi-fold doors leading onto large rear sun terrace; vertical contemporary radiator.

### Bedroom No 1:

13'6" x 11'6" (4.14m x 3.51m)  
Radiator; uPVC double glazed window overlooking front; range of fully fitted wardrobes and draw units and bedside tables; TV point; wall lights; high level domed ceiling.

### Bedroom No 2:

12'11" x 11'1" (3.94m x 3.38m)  
uPVC double glazed window overlooking front and side; TV point; double panelled radiator; recessed book-shelving.

### Luxury Bathroom:

13'1" x 7'4" (4m x 2.24m)  
Four-piece suite comprising oval bath with freestanding monochrome tap, large walk-in shower with glazed screen, low level WC and vanity wash basin with attractive circular mirror with integrated lighting above. Contemporary vertical radiator; inset spotlighting. Large frosted floor to ceiling window overlooking rear.

### Outside Utility:

Plumbing for washing machine and space for dryer; wall mounted central heating boiler.

In addition to the house there is a single level outrigger at rear which provides additional accommodation or storage comprising hallway with two radiators; WC.

### Room 1:

13'1" x 8'8" (4m x 2.65m)

### Room 2:

12'7" x 8'7" (3.84m x 2.64m)

### Room 3:

12'4" x 8'7" (3.77m x 2.64m)

### Room 4:

8'0" x 12'9" (2.44m x 3.91m)



### Outside:

The property occupies a delightful level corner plot with walled boundary to one side, split level garden, lower level lawned area with large circular framed conifer tree. Chicken coop and compound. Upper level additional garden with brick built garden store-sheds. Large hardstanding area providing ample off road parking, detached car garage with up and over door and lean-to wrap-around car-port/store area. The front garden is landscaped with attractive flagged path leading to front and sides; specimen decorative planting.

### Note:

The property benefits from planning permission for the erection of a detached dwelling on the lower part of the garden which includes separate driveway from Glan yr Afon Road.

### Agents Note:

Planning permission granted for demolition of annex and construction of dwelling, creation of new vehicular access and associated work.

Application number NP4/30/163F Snowdonia National Park.

Please visit Snowdonia National Park website for copy of plans or ask agent for details.

### Services:

Mains water, electricity, gas and drainage are connected to the property.

### Council Tax Band:

Conwy County Borough Council tax band 'D'.

### Directions:

Proceed from Conwy along A55 in the direction of Bangor. After passing through the tunnel bear left at exit into Dwygyfylchi, cross the cattle grid and pass the caravan park on left, as the road bends sharply to the right, Glan Y Coed lodge will be viewed on left hand side.

### Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)

### Proof of Identity:


In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued



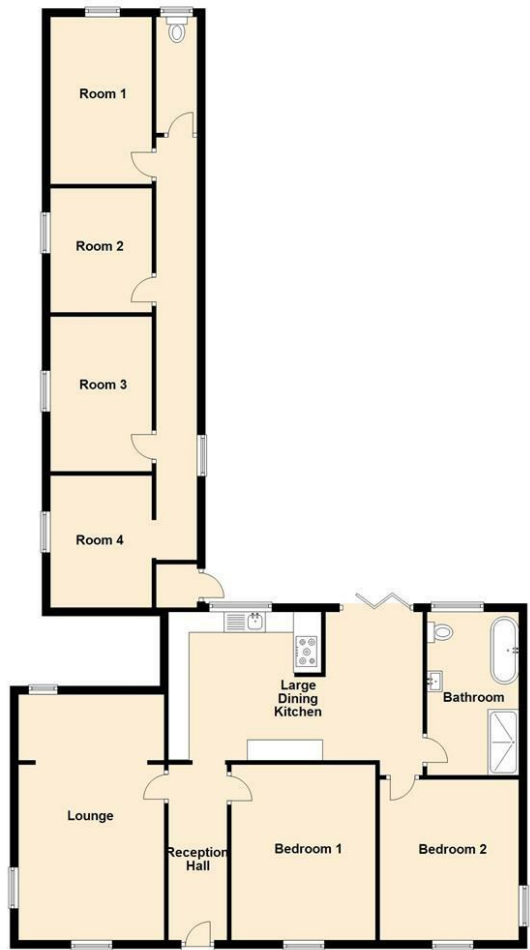


within the previous three months, providing evidence of residency as the correspondence address.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Ground Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using PlanUp.

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**Iwan M Williams Estate Agents**

5 Bangor Road  
Conwy  
LL32 8NG

Tel: 01492 555500  
Email: conwy@iwanmwilliams.co.uk  
Web: <https://www.iwanmwilliams.co.uk>

